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\$34.020, impts, \$4,000, an's res. 31 A. 1. farm, 187 A. & impts, \$1,800, 5 tots, \$150, & impts, \$2,850, & impts, \$2,850, PHILA. WRITE FOR FULL PARTICULARS. seked dairy farm. g. lot.
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CHAS. S. KOHLER & BRO., 506 Columbus av.

CORNER LOT WANTED, on Jerome av, or on encourse in Broyx, north of Fordham road; no

Established 17 years. Agents and Bresses av. CHAS. S. KOHLER & BBO., 906 Columbus av. CHAS. S. KOHLER & BRO., 906 Columbus av. or on concourse in Bronx, north of Fordbam road; no agents: owner send description and price. J. J. WILSON, care Miner, 208 Bowers, city.

WHASON, care Miner, 208 Bowers, city. CEMETERY Lot-Wanted to porchase, Green-wood or Woodlawn; give description. Address ALTON, box 114 Herald Downtown. ALTON, box 114 Heraid Downlown.

CASH above the mortrage for any House, anywhere. G. A. KAVEN, 235 Broadway.

DWELLINGS for sale, exchange and rent; have ellents waiting; send full details. HORACE LA MONT, 130 Broadway.

DWELLING, Brooklyn, or country place, for income property Brooklyn, or country place, for income property Brooklyn, subject \$8,000 mortgage.

MARKHAM, 34 Park row.

ENTIRE Building 50 foot front, north of Grand st., near Broadway, wanted to lease from next spring for form of years. E. A. TREDWELL, 41 Park row, N. Y.

FIATS AND TENEMENTS. to sell; unless reasonable don't bother; Harlem pre-terred; fullest particulars. BERNHARD F. BEH-REND, 10 East 42d.

FARM or Country Residence; state full particulars and lowest cash price. RUMSEY, room 1,327, 150 Nassau. size buildings, rent, &c. F. A., 298 Herald Lown-town.

FORTY Acres, house, barn, free and clear, Connectiont, want income, Brooklyn, Manhattan.

AAMKHAM, 34 Park row.

FAST 75 foot steam Yacht in perfect order, sacrificed at 85,000, or what real estate is offered? OWNER, Fost office box 853, New York.

FIVE story Flat in Brook; about 830,000, must be good lavestment. A. G., box 165 Herald Harlem.

GOOD Flat or Tenement, Amsterdam av. pre-ferred, for free, unencumbered Dwelling. OWNER, 20 Eroad at., room 1,005.

HAVE \$10,000 first mortgage covering desirable creenwood Lake Property worth more than double amount of the mortgage, will exchange for desirably located downtown modern Brooklyn Dwelling.

HENEY GUINTON, 21 Park row.

HAVE small smount cash, bits Flat, 1f. Cheap; HAVE small amount cash, bits Flat, if cheap; only full particulars noticed. DENTIST, 215 Her-ald Downtown.

REAL ESTATE WANTED. IF your properties do not yield satisfactory re ums advertiser will take lease, releasing you. PRO SOUNCED, Herald.

NOUNCED, Herrid.

I want at once the following Long Island Properties.—Shore Front Tract for sub-division and inland country Home. HYATT, 136 Broadway.

Let your Realty for sale or reut with LEWIS A. REISER,

REAL ESTATE BROKER LOCATION SEARCHER,
DO YOU WISH TO BUY OR RENT!

I make a specialty of searching for exactly what you want and locating you if possible.

Flatiron Building.

OWNERS—Send in lists of your Property to rent; tenants waiting. ROWE & COMPANY, 261 Broadway.

OWNERS, what have you for sale or exchange? Quick deals made. SHWITZER, 41 West 24th, afternoons. PROPERTY wanted, rent or sell; clients waiting; pecial rates. LEDIOW DAY REALTY CO., 10 2st 424.

SMALL Farm, not exceeding \$2,500; terms moder-te; within hour New York, J. C., 150 Herald 23d

SEND me particulars of your city Houses for fall spillcants. STEWART C. SCHENCK, 508 5th av.

TO rent or purchase, small House, Meunt Vernou, between South 2d and 10th avs., 1st and 3d sts. Address box 2, 1,518 5d av.

TENEMENTS.—Client wants one or more medium priced thouses. ATTORNEY, 206 Brondway, thou 6.

TO RENT-Small Farm, hour out, suitable for poultry. S. M., 327 Herald 23d St.

WANTED—MILL LOCATION; FIRST CLASS BROAD SILK GOODS MANUFACTURER, EMPLOYING OVER 100 PEOPLE. PLOYING OVER 100 PEOPLE. SUBMIT ONLY STRICT BUSI-NESS PROPOSITION AND AD-DRESS SILK LOCATION, 327 HERALD DOWNTOWN.

WANTED, for immediate purchaser, Country Seat of from 5 to 10 acres, with thoroughly modern tone dwelling containing not less than 12 rooms, within 50 miles of New York city, preferably on S. Y. Central, N. Y. New Hasen & Hartford or Sew York and Harten R. R.; price must be very easonable. McVICKAR REALITY TRUST (O., 56) th av.

essonable. McVICKAR REALTY TRUST CO., 581 bit sv.

WANTED—To reat by the year, Westchester country, convenient to the city. New Rochelle preferred, a House, desarably situated, grounds about 75x100, cood hall, reception room, perior, dining from itchen, first floor; four bedrooms and bath, second-foor, and servants rooms above. Address A. B. C., 106 Herald.

WANTED to rent, with privilege of buying, seven, cosm sloose, all lapprovements, within 20 miles of lew York and within walking distance of dead; once must have some ground and trees; locally just be strictly healthy and refused. Address full sarthculars and lowest rental, S., 283 Herald Bownspyn. WILL pay \$2,500 cush for a home, including shout 20 acres of tillable land, located high and lealthful, not more than 45 minutes from New lovek city. Address L. H., 287 Herald Downtown, living full particulars.

healthful, not more than 45 minutes from New York city. Address L. H., 287 Herald Downtown, giving full particulars.

WANTED - Unencumbered or lightly mortgaged Lote or country Property and cash, will give in exchange equity in desirably located elevator Apartment, showing large income, submit particulars of offerings. DESIRABLE, 377 Herald Downtown.

WANTED - Gentleman's Country Place or Farm in exchange for new 14 room Manalon; all improvements; upper west side; 15 minutes 42d gl. Address MODERN GEM, 248 Herald Downtown.

WANTED - To purchase, on line Harlem R. R., Parm, 30 acres or nore; good grass land; good house, barn, &c.; running water on property; price reasonable. H. R. C., 104 Herald Harlem.

WANTED - FOR CASH, cheap Lots, Piots, old Buildings or Tenements, any part Mambattan Island. CHARLES R. SMITH, 96 Broadway.

WANT Farm near Sound; give exchange choice Sound Water Front; handless location; smitable subdivision or handsome modern dwelling. THIRTY MINITERS OUT, 160 Herald Downtown.

WANTED - To have or rent, near New York, amail, artistic suburham House, with not less than half acre of ground and small stable. Address N., 144 Herald.

WANTED - To buy a place with about 40 acres, WANTED-To purchase Flats, business Properties; good locations. M. A. C. LEVY, 114 Liberty st.
WANT free and clear Country Place for Brooklyn
income; send particulars
HEFER CO., 67 Court, Brooklyn.
WANTED-Paying agency for suburban properties
or lois: state terms. AGENT, 212 Herald Harlem.
WANTED-10 family, below 116th st., west aide;
less than \$35,006. KARST, 2,031 8th av.

For other Real Estate Advertisements see Directory, Section 1, Page 2.

FLATS AND APARTMENTS TO LET-FURNISHED. Below 14th St. LORRAINE, 5th av., 45th st.—Apartment, large cool Rooms, bath, to let, at one-half rate, until October 1; \$35 per menth turnished, unfurnished \$25. Above 14th St., East Side.

ATTRACTIVE apartments at Hatfield House, 103 last 20th st.; furnished or unfurnished; one, two, hree rooms and bath; also studio; leases now for letober 3. October 1. CHOICE four room Apartment, tiled bath; com-plete housekeeping; Gramercy Park district. HOME LIPE, 116 Herald 23d St. PHYSGOIAN or dentist, entire Parlor Ploor, pri-rate house; hall artendance. Apply office, 45 East

Above 14th St., West Side. A -25 foot, eight room, single Second Apartment; legantly furnished; overlooking Park; steam, bot vater; all improvements; cable; elevator. 27 West ist st. BEAUTIFUL FURNISHED eight room Apart-nt; first class 'n every particular; 'phone, ele-or, electric light. BOOK, 436 Central Park st. West.

A party leaving city will rent high class are room apartment, overlooking two parks, and will sell for fiture for \$250; rent \$45. Apartment 21, Golden \$45, error and 111th st.

A bandsonely furnished housekeeping Apartment, even rooms, bath; low rent, August and September, 97 West 58th st. 7 West 56th st.
A finely furnished, high class Apartment on West
th at, for one year or several months. Commileate with E. B. CARROLLS, Ramsey's, N. J.
A CHIERFUL, cool Apartment, six rooms, bath)
and elevator service; handsomely furnished;
nt \$75. Apartment, No. 7 West 52d st. AN elegant, furnished Apartment, seven rooms; one flight, 33 West 21st; \$79; reduced from \$75. LOADER. APARTMENT, furnished, double Room, bath; tel-ophone; \$55. 49 West 44th. BACHELORS OR COUPLES.

BACHELORS OR COUPLES.

159 WEST 34TH ST.
TWO ROOMS AND BATH;
furnished or unfurnished; reasonable rent; near
Heraid square; hotel service; all night elevator;
meals if desired. Superintendent, on premises;

BACHELOR Apartments, 5th av.; fully furnished,
cool and modern; rent \$25 monthly. M. H. PAGE,
60 Broadway.

CHARMING corner five room, bath Apartment;
gas range, ice box, improvements; newly furnished.
Janklor, 150 Manuastian av.

ELEGANTLY furnished Apartment, facing Central
Park: moderate rent. Call mernings, STUART, 30
West 50th. PIRST Apartment, seven well furnished Rooms; ne. saultary condition; small family or gentlemen. CURNISHED Apartment, also furnished Rooms to 174 West 94th st. et, 174 West With at.

MOTEL ORLEANS, Soth at. and Columbus av. -to subjet, a three room Apartment, with bath, furished. MARTINIQUE, 56 West 33d.—Handsomely furnished two Rooms and bath until October. SCHEDNCK, 503 Sth av.
PART or entire furnished Apartment; Riverside Drive, near 55th; until October; any kind terms accepted from responsible party, Address LESSEE, 223 Herald Downtown.
TO SUBLET IMMEDIATELY AT THE MARTINIQUE,
AT THE MARTINIQUE,
AT DESCRIPTION OF THE PROPERTY AND ADDRESS WEST 38D ST.

An elegant two story duplex Apartment, five rooms and two baths. Apply to resident physician, 5-7 P. M. THE ROSEMONT.

1 PLE ROSEWON1,
126 West 127th st. Lady using away will let be be begant furnished Apartment at a secrifice to repromishe purpose and bath, all outside tool roses are secured to the secretary and telephone; also unformished Apartment, six and seven rooms with rearts \$45 to \$55. Superintendent, on premises. bath; rents \$45 to \$55. Superintendent, on premises, TWO newly ferricated Rooms and bath in Manhury Hall at \$35 monthly. Apply to the House-keeper, 166 West 74th at.

3 WEST SETH ST., CORNER, Central Park.—Four outside rooms, one flight front; completely furnished; porcelain bath and sink; everything modern and up to date; references required. MARTIN.

70 West 45th at.—Two and three rooms, with bath; telephone; hotel service; summer rates.

FLATS AND APARTMENTS TO LET-FURNISHED.

Above 14th St., West Side.
6 AND BATH, FURNISHED;
Plano, eliver; furniture mostly new; rent 865. Jani-tress, 1,825 7th av.

44TH ST., NO. 59 WEST.—Rooms, with bath and telephone; transient or permanent; \$14 weekly and up. The ST, 49 West—The Soncy,—Furnished or un-urnished, P. Rooms and bath.
64TH, 169 West.—Large, modern Apartment, with massment kitchen; rooms as small house; nicely fur-pished; 800.
10319, 203 West.—Cool, bright, newly furnished; lectric light, telephone, elevator, hall service; five-ooms and bath, to January, 840. DINA.

Miscellaneous. A desirable large parlor Sulte, private apartment, mitable gentlemen, dotor or dentist; telephone. IENTRAL, 108 Herald.

FINE furnished Apartments; season or rear, personally inspected and recommended. BRONN & BRONN.

FLATS AND APARTMENTS TO LET-UNFURNISHED. Below 14th St.

A corner Flat, four rooms and bath; new; all improvements; \$22, 551 Hudsen st., corner Perry.

OG AND 68 WEST 10TH ST.

Model Apartments, six rooms and bath; hor water supplied; steam heat and cheerful sunny rooms; rents \$40 and \$45, 6 NiUHOLAS, 537 5th av., near 45th st., or junitor, on premises.

Above 14th St., East Side.

126 East 34th St

Eight rooms and bath, butler's pantry, servants' toilet; handsomely dec-rated; elevator, electric light, hall service and every modern conven-Superintendent on Premises

High Class Modern Apartments. The Hollywood, outheast cor. Madison av. & 94th st.

Suffes of eight rooms and bath
at moderate rentals.

Every modern Improvement, including all
uight elevator and hall service.

BOEHM & BOEHM,
35 Nassan st. Tel., 2,622—Cortlandt.
Or manager, on premises.

The Antoinettes,

48 TO 53 EAST 58TH ST. One block from Savoy and Netherland Hotels Suites 6 to 8 rooms, 2 baths; modern and up to date in all their appeintments. Also Suites of 2 and 3 rooms and bath; handsomely furnished. Rents \$1,200 to \$1,800. Apply on premises.

The STRATFORD. Madison avenue, Southwest corner 81st st. Highest class fireproof Apartments. Most desirable and choice location, Saltes of sixteen extra large, light rooms and three baths; also nine rooms and two baths.

Lenox Hill, S. E. cor. Madison av. and 77th st. HIGHEST CLASS AFARTMENTS;
FIREPROOF BULLDING;
CANOLOSE LOCATION;
egant Sulfes to repl from October 1. Apply to perintendent, on premises.

HORIENSE COURT, 9 AND 11 EAST OTTH ST. NEAR 5TH AV., OVERLOOKING CENTRAL PARK.
Recently finished, handsome high class Apartment; nly one more to rent: eight remarkably large, light coms, bath, needle shower, two tollets; all windows scing Central Park; latest improvements; passener elevator; hall service; everything pertaining igh class building; rents reasonable.

THE GANOGA, SS East 27th st.
SUITES OF ONE AND TWO ROOMS AND
BATH. HOTEL SERVICE.
Restaurant Open All Suromet.



355 EAST 116TH ST. Handsome Apartment, six rooms and bath; steam

THE SUSSEX,

55 EAST 957H ST.

High class elevator apartment building: eight room Suite for rent from October 1, \$1,500; one Apartment, with all outside rooms, western exposure, \$1,700. Separatembent.

A first floor to let for business or dwelling purposes, 14 East 47th st. BACHELOR APARTMENTS.

749 5th av., near 58th st.; beautiful outlook free the Vanderbilt gardens and Plaza entrance into the Park; every convenience; steam heat, electric lighting. Apply on the premises. HENRY II. WINANS & MAY, 749 5th av.

BEAUTHELL single corner Fiat, six very large rooms; bath; steam heat; hot water supply; \$45.558 Lexington av., corner 50th st.

CORNER Apartment, as a legant roots and bath.

CORNER Apartments, 133 East 34th.—Two rooms, bath, latest improvements, \$35 up.

CORNER Apartment, saven rooms and bath; aft outside exposure; second floor, \$40, 72 East 868 st.

CORNER Apartment, as a legant roots and bath.

ORNISR Apartment, six olegant rooms and bath, holes location; \$40 month, 138 East 50th st.

ELEGANT APARTMENTS.
The Douglas, 108 East 16th st.; \$95; 12 rooms, 11 with stem heat, hot water, &c. 61 East 125th st.; \$93; eight rooms; sil improvements. or Last 120th st.? \$33; eight rooms; all improve-bents.
Janior, or room 708, 1 and 3 Union square.
FOUR and six rooms, corner 57th st. and Lexing-max, all improvements; ront reasonable. Apply,
50 West 28th st.
FLAT, with six rooms and bath, in private house,
IARGE Studio Apartments, with electric light
ad hotel service; nen-housekeeping. THE CHEL-NORTHEAST corper Park av. and Sist st. Cor-r Apartment, seven rooms, bath; all modern im-preparate 550. PHYSICIAN'S OFFICES ON MURRAY HILL.
Choice Suites in corner building, N. W. corner
Madison av. and 38th st., elevators; telephones;
all service, &c., \$1.000 to \$2.000.
J. EDGAR LEAYCRAFT & CO., 10 West 42d. Lexington.

THE CLARK,

17 P.E. CLARK, 1,215 MADISON AV., NEAR 87TH. From October 1, electent Apartment, clabt extra large rooms; two baths; rent \$1,590, including tele-phone. Inquire on promises.

THE PALACIO,
N. W. CORNER PARK AV. AND SWIH ST.
High class elevator Apartment; suites of eight large
rooms; every room has direct outside exposure. SUPERINTENDENT. FIGURE TO THE LONSDALE, 565-560 Park av. (62d).
Flegant eight room light Apartment; steam heat, evator; new open plumbing; \$65, AMES, 123 (est 34th). 72D ST., southeast corner 3d av.; wide street; per drug store; neat Flat, six rooms, bath, private off; rent \$30. Inquire janitor. C. 57 East. Seven rooms, bath; steam, \$42.50. ERNEST TRIBELHORN, 1.273 STTH ST., 14 East Seven rooms, bath; steam, t water; \$55. ERNEST TRIBELHORN, 1.278 \$25.527.
1597H ST. No. 682 East.—Six light rooms and bath: gas, electric light; hot water aupply; heating; garbage closet; telephone; moderate rent.

Above 14th St., West Side.

TO RENT-Six rooms and bath single Flat; rent. 520. 257 West 123d st.

TO LET-225 West 106th st., seven rooms; all improvements; \$45. Janitor. Improvements; \$45. Janlior.

TO LET 256 West 51st et., clicht rooms and bath,
500. KARST, 2,651 8th av.

11TH ST, 73 West.—Desirable Apartment, aix
rooms and bath; steam heated and hot water surolly; all light and lerge rooms; newly decorated.

100TH ST, 134, 136, 138 West.—Six rooms and
anth; exposed plumbing; private hall; newly decored; 116th st, "1" station; imspection invital;
125, \$29.